



THE CITY OF SAN DIEGO

**CITIZENS' EQUAL OPPORTUNITY COMMISSION
REGULAR BUSINESS MEETING**

**CD of Recorded Minutes available upon request*

MINUTES

**Wednesday, February 3, 2010 - 6 P.M. – 8 P.M.
City Administration Building
Council Committee Room
202 C Street – 12th Floor
San Diego, CA 92101**

Commissioners Present:

Shirley Weber (Chairperson)
Stampp Corbin
Maurice Wilson

Dan Salas (Vice-Chair)
Debbie Day

Absent Commissioners: Brad Barnum, Sarah Young, Alden Salcedo and Eileen Chaske

MAYOR'S STAFF:

Debra Fischle-Faulk, Director Administration
Hildred Pepper, Director, Purchasing & Contracting
Claudia Abarca, Associate Analyst;
Laura Davis, EOC, WPO

-
- I. CALL TO ORDER:** The meeting was called to order at 6:12 p.m. by Chairperson Shirley Weber.
- II. APPROVAL OF MINUTES AND AGENDA:** Agenda was unanimously approved. Minutes from 1/6/2010 approved as corrected.

Action Item: Request from City Attorney a short legal memo explaining why we

don't keep employment data on employing people with Disabilities.

III. PUBLIC COMMENT: NONE

IV. ACTION ITEMS:

Small Local Business Enterprise Presented by Debra Fischle-Faulk

- Small Local Business Enterprise Approved and adopted by Mayor and Council.
- The Program is effective July, 2010
- Draft application for certification and associated documents complete – will release next week.
- Debra Fischle-Faulk asked the Commission if they would like to host a SLBE Certification Workshop. We would like to have this work shop prior to July 1st 2010.

Motion: To move forward in hosting an SLBE Certification Workshop.

Vote: Unanimously passed to move forward in hosting a Certification Workshop.

V. DISCUSSION ITEMS: NONE

VI. STAFF REPORT:

Claudia Abarca- Associate Analyst: EOC Monthly Report (handout provided)

- 1 construction contract was awarded for the month of January.
- 1 consultant contract was issued – City Funded. MPE consulting, not certified, Tallmadge Lighting Site Investigation, \$4500. Subs: None
- Number of SCOPe contracts closed-out and number of Final Summary Reports received in last 30 days.
- No SCOPe contracts closed. Three (3) Final Summary Reports reviewed and verification of payments conducted. One possible infraction of an illegal substitution was discovered.
- There were no waivers issued or complaints filed by firms of individuals doing business with The City of San Diego.
- A brief, general summary of any compliance violations found by staff during WOC's routine monitoring activities.

- Two site visits made for January with possible violations found. One visit was completed with no violations found. The other visit uncovered possible violations of the Prevailing Wage Law.

There was substantial discussion regarding tracking businesses and the inaccuracies it creates in the reporting process.

Debra Fischle-Faulk- City Administration Director: Green Jobs (handouts provided)

Contract Compliance Software Package

- Weekly conference calls and data sharing
- 2 day configuration workshop scheduled 2/04 & 2/05
- Modules purchased: vendor management, contract management labor management, payment compliance, certification management to be added at a later date.
- CEOC Demonstration can be scheduled

Internal Audit

- Independent Auditor conducting audit on SCOPE as requested
- Entrance Conference held 05/01/09
- Ongoing – anticipate completion 12/09 – delayed by Auditor new date unknown

Labor Compliance

- Program Manual approved by California SIR 12/29/09
- Weekly staff meeting to review projects, site visits, etc.
- 1 Staff member attended training at Airport Authority
- Additional refresher training held mid-December

Upcoming Caltrans Project – Mandatory Prebid 12/04

- Otay Truck Route Widening Phase 3
7.5% Underutilized DBE Race Conscious Goal
3.8 % DBE Race Neutral Goal
- Bids in and under review

SBA Agreement

- Bonding workshop held – 12/11 (small venue to conduct needs assessment,

included SBA, Purchasing & Contracting, EOCP, Surety and cash management vendor).

- Larger workshop held January 29, 2010 - @ 80 individuals attended.
- Additional workshops requested by attendees to address how to bid on City projects (step-by-step).

New Website

- In collaboration with Engineering & Capital Projects, we launched a new Web site that will help small contractors take advantage of business opportunities on city public works projects. The Web site is specifically aimed at reaching San Diego contractors for jobs under \$1 million.

VII. SUBCOMMITTEE REPORT: NONE

VIII. COMMISSIONERS ANNOUNCEMENTS:

Commissioner Corbin Announced: The Airport Authority has requested that someone from the Commission meet with them concerning City contracting, Small Local Business Contracting with the Airport.

Commissioner Corbin requested that Councilman Carl DeMaio come and present this new competition situation that he is proposing.

Commissioner Day clarified that it is not new, the voters voted in favor of managed competition a couple of years ago.

Hildred Pepper, Director of Purchasing & Contracting gave a brief overview of how the managed competition program works. He stated that managed competition program is that the City Services are bid against the private services. The competition would have to bid 10% lower than the City's bid, if they don't the services stay in house versus being contracted out.

Commissioner Weber clarified that it is not construction contracts but city services contracts like trash pickup. She also expressed her concern with pursuing this issue.

Commissioner Wilson reminded that City Staff promised the CEOC that as soon as they had an implementation model the CEOC would get an advanced look at the proposal to make sure that the diversity proponents were included.

Debra Fischle-Faulk proposed that she ask the Business Office to provide a status report regarding Managed Competition at the next Commission meeting. In addition, she will work with Commissioner Corbin to set up a meeting with the Airport Authority.

Debra Fischle-Faulk received an email invitation from Bruce Abrahms, Chair of Human Relations Commission inviting the CEOC Chair, and any other Commissioner interested, to speak at their meeting and do a presentation regarding the status of the Minority Contracting, the CEOC's assessment of the situation and actions that the Human Relations Committee can take in support of the CEOC. They meet the 3rd Wednesday of the Month in the Santa Fe Room at the Balboa Park Club. This action can be included on the March Agenda.

Debra Fischle-Faulk will get back to the Commissioners as to when Green Jobs will be going to Rules Committee, at that time a determination will be made whether or not a Special Meeting is required.

Commissioner Weber will send a memo to Council President Ben Hueso's office requesting the ability for the Commission to hear information and provide input on the Green Jobs issue prior to City Council discussion.

IX. VICE CHAIR'S REPORT: Discuss Vice Chair on the March Agenda.

X. ADJOURMENT: 7:25P.M Vote: Passed Unanimously (6-0)

*****Materials Provided**

- I. Minutes of February 3, 2010
- II. Designation of Chairperson: Citizen's Equal Opportunity Memo
- III. Proposed Small Local Business Enterprise Program
- IV. City of San Diego SLBEP Certification Draft
- V. Energy Efficiency Health and Safety Standard Recommendation Memo
- VI. Staff Report plus attachments

The following is the Backup Material Attached



**OFFICE OF MAYOR JERRY SANDERS
CITY OF SAN DIEGO**

MEMORANDUM

DATE : January 29, 2010

TO : Council President Ben Hueso & Honorable Members of the San Diego City Council

FROM : Mayor Jerry Sanders

SUBJECT : Designation of Chairpersons: Citizens' Equal Opportunity Commission, Community Forest Advisory Board, Parking Advisory Board, Qualcomm Stadium Advisory Board, and San Diego County Regional Airport Authority Board

It is my duty and privilege to select the Chair for various Boards and Commissions as outlined in the Municipal Code and other governing documents. These designations are required to occur on an as needed basis and during specified months throughout the year. During the month of January, designations are required for the Citizens' Equal Opportunity Commission, Community Forest Advisory Board, Parking Advisory Board, and Qualcomm Stadium Advisory Board. It gives me great pleasure to designate the following individuals as chairpersons:

Robert Gleason – San Diego County Regional Airport Authority Board

Mr. Gleason was appointed to the San Diego County Regional Airport Authority Board in July 2009.

Dr. Shirley Weber – Citizens' Equal Opportunity Commission

Dr. Weber has served on the Citizens' Equal Opportunity Commission since December 2007. She will serve as the new Chair for 2010.

Vicki Estrada – Community Forest Advisory Board

Ms. Estrada was appointed to the Community Forest Advisory Board in November 2006, has served as Chair since 2006. She will continue chairing the Board for 2010.

Frank Alessi – Parking Advisory Board

Mr. Alessi was appointed to the Parking Advisory Board in June 2005, and will serve as the new Chair for 2010.

Chair Designations
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Dr. Rudy Castruita – Qualcomm Stadium Advisory Board

Dr. Rudy Castruita has served on the Qualcomm Stadium Advisory Board since July 2008, and has served as Chair since 2009. He will continue chairing the Board for 2010.

Please join me in acknowledging these individuals for their willingness to serve the City of San Diego in this capacity.



JERRY SANDERS
Mayor

JS:lg

cc: City Attorney Jan Goldsmith
City Clerk Elizabeth Maland



CITY OF SAN DIEGO

PROPOSED SMALL LOCAL BUSINESS ENTERPRISE ("SLBE") PROGRAM

Administration Department
Equal Opportunity Contracting Program

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POLICY

It is the City of San Diego's policy to encourage greater availability, capacity development, and contract participation by Small Local Business Enterprises ("SLBEs") in City contracts. This policy is, in part, intended to further the City's compelling interest to stimulate economic development through the support and empowerment of the local community, ensure that it is neither an active nor passive participant in marketplace discrimination, and promote equal opportunity for all segments of the contracting community.

INTENDED IMPACTS

The SLBE Program is intended to:

- Provide an additional race- and gender-neutral tool for the City to use in its efforts to ensure that all segments of its local business community have a reasonable and significant opportunity to participate in City contracts;
- Further the City's public interest to foster effective broad-based competition from all segments of the contractor, consultant and vendor community, including, but not limited to, disadvantaged business enterprises, emerging business enterprises, minority business enterprises, woman business enterprises, small business enterprises, microbusiness enterprises, disabled veteran business enterprises and local business enterprises; and
- Provide additional avenues for the development of new capacity and sources of competition for City contracts from the growing pool of small and locally based businesses.

OBJECTIVES

To meet the objectives of this Program, the City is committed to:

- A. Increasing the participation of Small Local Business Enterprises ("SLBEs") and Emerging Local Business Enterprises ("ELBEs") in City contracting, and, to the extent possible, ameliorating through race- and gender-neutral means any disparities in the participation of minority business enterprises or women business enterprises on City contracts.
- B. Regularly evaluating the progress of the Program using accumulated availability and utilization data to determine specific program provisions that require modification, expansion, and/or curtailment;
- C. Establishing a Goal Setting Committee ("GSC") to provide guidance on the implementation of the rules under this Policy. The City's Chief Operating Officer shall approve the size and composition of the GSC as recommended by the

Administration Department Director. The GSC is to be chaired by the EOCP Manager. Members of the GSC shall include management level representatives from the City's Purchasing & Contracting, Public Works, Redevelopment Agency, and other City departments deemed appropriate. The City Attorney will provide legal guidance as required. The EOCP Manager and Director of Administration shall be members of the GSC;

- D. Provide accountability and accuracy in reporting program results through the implementation of a mandatory centralized bidder registration process capable of identifying with specificity the universe of firms that are available and interested in bidding on and /or performing on City contracts, and of providing the means of tracking actual City bids, contract awards, and prime contract and subcontract payments to registered bidders on the basis of firm ownership status, commodity or sub-industry codes, firm location, and firm size. Accordingly, Prime Contractors and Subcontractors will be required to register and input data into the Vendor Registration System or other related forms and systems as a condition of engaging in business with the City.

ROLES AND RESPONSIBILITIES

At a minimum, the EOCP Manager shall:

1. Report to the Mayor and the City Council on at least an annual basis the City's progress towards satisfying SLBE program objectives;
3. Formulate Program waivers, improvements and adjustments to the GSC goal-setting methodology and other Program functions;
4. Have substantive input in a contract specification review process to be undertaken in advance of the issuance of City's RFPs and bid solicitations to ensure that contract bid specifications are not unnecessarily restrictive and unduly burdensome to small, local, disadvantaged, minority-owned, woman-owned and other businesses;
5. Receive and analyze external and internal information including statistical data and anecdotal testimonies it deems appropriate to effectively accomplish its duties;
6. Monitor and support the implementation of the rules under this Program; and
7. Explore additional policies and programs to enhance the effectiveness of the SLBE program, including but not limited to cooperative agreements with other governmental agencies.

At a minimum, the Goal Setting Committee may:

1. Meet as often as it deems necessary to accomplish its duties but not less than twice annually;
2. Develop the SLBE/ELBE goal setting methodology to be implemented by the EOCP Manager and Engineering and Capital Projects Department on a contract-by-contract basis;
3. Monitor and support the implementation of the rules under this Program policy; and
4. Review and recommend sizing and delivery methods of upcoming construction projects to enhance participation levels of SLBEs/ELBEs for approval by the City's Executive Team.

TERMS AND DEFINITIONS

Award – The final selection of a bidder or offeror for a specified prime contractor subcontract dollar amount. Awards are made by the City to prime contractors, consultants or vendors or by prime contractors, consultants or vendors to subcontractors, subconsultants or sub-vendors, usually pursuant to an open invitation for bid ("IFB") or request for proposal ("RFP") process. (Contract awards are to be distinguished from contract payments in that they only reflect the anticipated dollar amounts instead of actual dollar amounts that are to be paid to a bidder or offeror under an awarded contract.)

Bid Incentives – Additional inducements or enhancements in the bidding process that are designed to increase the chances for the selection of SLBE firms in competition with other firms. These bid incentives may be applied to all solicitations, contracts, and letter agreements for Architecture and Engineering services, Construction, Goods & Services, and Professional services including change orders and amendments.

Bidder – A firm submitting a price or proposal in response to an Invitation for Bid ("IFB") or Request for Proposal ("RFP").

Broker - An individual or firm employed by others to plan and organize sales or negotiate contracts for a commission.

City – Refers to the City of San Diego, California.

Commercially Useful Function – An SLBE/ELBE performs a commercially useful function when it is responsible for execution of the work of the contract and is carrying out its responsibilities by actually performing, managing, and supervising the work involved. To perform a commercially useful function, the SLBE/ELBE must also be responsible, with respect to materials and supplies used on the contract, for negotiating price, determining quantity and quality, ordering the material, and installing (where applicable) and paying for the material itself. To determine whether an SLBE/ELBE is performing a commercially useful function, an evaluation must be performed of the amount of work subcontracted, normal industry practices, whether the amount the SLBE/ELBE firm is to be paid under the contract is commensurate with the work it is actually performing and the SLBE/ELBE credit claimed for its performance of the work, and other relevant factors. Specifically, an SLBE/ELBE does not perform a commercially useful function if its role is limited to that of an extra participant in a transaction, contract, or project through which funds are passed in order to obtain the appearance of meaningful and useful SLBE/ELBE participation, when in similar transactions in which SLBE/ELBE firms do not participate, there is no such role performed.

Emerging Business Enterprise ("EBE") - Any for-profit enterprise that is not a broker, that is independently owned and operated; that is not a subsidiary of another business;

and that is not dominant in its field of operation whose average gross annual receipts in the prior three fiscal years do not exceed:

- \$2.75 million - Construction
- \$1.5million - Specialty Construction
- \$1.5million – Goods/Materials/Services
- \$ 1.0 million – Trucking
- \$ 750,000 – Professional Services and Architect/Engineering

If a business has not existed for 3 years, the gross sales limits described above shall be applied based upon the annual averages over the course of the existence of the business. This definition is subsumed within the definition of Emerging Local Business Enterprises.

Emerging Local Business Enterprise (“ELBE”) – A Local Business Enterprise that is also an Emerging Business Enterprise.

Equal Opportunity Contracting Program (EOCP) Manager - The City employee responsible for the oversight, tracking, monitoring, administration, and implementation of the SLBE program, ensuring that compliance with contract participation requirements is maintained, and overall program goals and objectives are met

Goal – A non-mandatory annual aspirational percentage goal for SLBE/ELBE contract participation is established annually for Architecture and Engineering, Construction, Goods & Services and Professional services. Mandatory percentage goals for SLBE/ELBE subcontract participation may be established on a contract-by-contract basis.

Goal Setting Committee – A committee established by the Administration Department Director and approved by the Chief Operating Officer of the City (that includes management level representatives from: Purchasing & Contracting, Public Works and Redevelopment Agency) and chaired by the Equal Opportunity Contracting (EOC) Program Manager that establishes annual SLBE Program goals for the City based upon industry categories, vendor availability, and project-specific characteristics.

Good Faith Efforts – Documentation of the Bidder's intent to comply with SLBE Program goals and procedures, including, but not limited to the following:
(1) documentation within a bid submission or proposal reflecting the Bidder's commitment to comply with SLBE Program goals as established by the Goal Setting Committee for a particular contract; or (2) documentation of efforts made towards achieving the Program goals (e.g., timely advertisements in appropriate trade publications and publications of wide general circulation; timely posting of subcontract opportunities on the City web site; solicitations of bids from all qualified SLBE/ELBE firms listed in Equal Opportunity Contracting Program's SLBE/ELBE Directory of certified SLBE/ELBE firms; correspondence from qualified SLBE/ELBE firms documenting their unavailability to perform SLBE/ELBE contracts; documentation of

efforts to subdivide work into smaller quantities for subcontracting purposes to SLBE/ELBE firms; documentation of efforts to assist SLBE/ELBE firms with obtaining financing, bonding, or insurance required by the bidder; and documentation of consultations with trade associations and consultants that represent the interests of small and local businesses in order to identify qualified and available SLBE/ELBE subcontractors.)

Independently Owned, Managed, and Operated – Ownership of a SLBE/ELBE firm must be direct, independent, and by individuals only. Business firms that are owned by other businesses or by the principals or owners of other businesses that cannot themselves qualify under the SLBE/ELBE eligibility requirements shall not be eligible to participate in the Program. Moreover, the day-to-day management of the SLBE/ELBE firm must be direct and independent of the influence of any other businesses that cannot themselves qualify under the SLBE/ELBE eligibility requirements.

Industry Categories – Procurement groupings for City contracts for purposes of the administration of the Programmatic elements shall be inclusive of Architecture and Engineering, Construction, Professional services, and Goods & Services procurement (manufacturing, wholesale and retail, and non-professional services). Industry Categories may also be referred to as “business categories.”

Joint Venture - An association of two or more persons or businesses carrying out a single business enterprise for which purpose they combine their capital, efforts, skills, knowledge and/or property. Joint ventures must be established by written agreement.

Local Business Enterprise (“LBE”) - A firm having a Principal Place of Business and a Significant Employment Presence in San Diego City or County, California that has been in operation for 12 consecutive months and a valid business tax certificate. This definition is subsumed within the definition of Small Local Business Enterprise.

Minor Construction Program – A program developed for bidding exclusively among SLBE/ELBE Construction firms.

Minor Consultant/Services Program – A program developed for bidding exclusively among SLBE/ELBE Consultant/Service firms.

Points – The quantitative assignment of value for specific evaluation criteria in the selection process.

Prime Contractor – The vendor or contractor to whom a purchase order or contract is awarded by the City for purposes of providing goods or services to the City.

Principal Place of Business – A location wherein a firm maintains a physical office and through which it obtains no less than fifty percent of its overall customers or sales dollars.

Protégé – A firm that has been approved, is an active participant in the City of San Diego's Mentor-Protégé Program, has signed the required program participation agreement and has been assigned a mentor.

Public Works Contract – A contract for the construction, reconstruction or repair of public buildings, streets, utilities and other public works.

Responsible - a bidder's quality, fitness and capacity to perform the particular requirements of the proposed work.

Responsiveness - a bidder's compliance with the bidding instructions.

Services – All work provided by persons other than consultants. It includes maintenance contracts. It excludes public works and goods.

Significant Employee Presence – No less than twenty-five percent of a firm's total number of employees are domiciled in either the City of San Diego and/or San Diego County.

SLBE/ELBE Plan Execution Certification (SLBE Form – C) - The form certifying the general contractor's intent to use a SLBE/ELBE subcontractor, verifying that an agreement has been executed between the prime and the SLBE/ELBE.

SLBE/ELBE Directory - A listing of the small and emerging local businesses that have been certified by the EOCP for participation in the SLBE Program.

SLBE/ELBE Certification/Re-certification Application (SLBE Form – R) – This form shall be completed by Small and/or Emerging Local Business Enterprises (SLBEs/ELBEs) when applying for and/or recertifying SLBE/ELBE status for participation in the City's Small Local Business Enterprise Program. This form shall be completed every two years by certified Small and/or Emerging Local Business Enterprises by the anniversary date of their original certification.

SLBE/ELBE Schedule for Subcontractor Participation (SLBE Form – S) – This form must be completed by all non-SLBE firms that subcontract to SLBE firms. A form must be submitted for each SLBE/ELBE subcontractor. This form(s) must be reviewed and approved by the Director of EOCP before contract award.

Small Business Enterprise ("SBE") - Any for-profit enterprise that is not a broker, that is independently owned and operated; that is not a subsidiary of another business; and that is not dominant in its field of operation whose average gross annual receipts in the prior three fiscal years do not exceed:

- \$5.0 million - Construction
- \$3.0 million - Specialty Construction
- \$3.0 million - Goods/Materials/Services

\$2.0 million – Trucking

\$1.5 million – Professional Services and Architect/Engineering

California State certified Micro and Disabled Veteran Owned business enterprises shall also satisfy the requirements to be defined as a Small Business Enterprise.

If a business has not existed for 3 years, the employment and gross sales limits described above shall be applied based upon the annual averages over the course of the existence of the business. This definition is subsumed within the definition of Small Local Business Enterprises.

Small Local Business Enterprise ("SLBE") - A Local Business Enterprise that is also a Small Business Enterprise.

Spend Dollars – Dollars actually paid to prime and / or subcontractors and vendors for City contracted goods and/or services.

Subcontractor/Sub-consultant – Any vendor, consultant or contractor that is providing goods or services to a Prime Contractor in furtherance of the Prime Contractor's performance under a contract or purchase order with the City.

Vendor Registration System - A web-based software application used by the City of San Diego to track and monitor subcontractor availability and utilization (i.e., "Spend" or "Payments") on City contracts.

PROGRAM ELEMENTS – PUBLIC WORKS CONTRACTS

I. Major Public Works Projects

A. Contracts valued at **\$1,000,000 and above** shall, on a contract-by-contract basis, include a mandatory subcontractor participation requirement for SLBEs and ELBEs.

1. Prime bidders must achieve the mandatory subcontractor participation requirement or demonstrate good faith efforts.
2. Prime bidders shall submit, at the time of bid, on the appropriate form, the name of all SLBE and/or ELBE subcontractors and both the percentage of subcontracting and the work to be performed by the SLBE and /or ELBE.
3. A SLBE or ELBE bidder may count their own participation toward achieving the mandatory goal as long as the SLBE or ELBE prime bidder performs 51% of the contract value.

B. Contracts Valued **over \$500,000 and under \$1,000,000** shall, on a contract-by-contract basis, include either the mandatory subcontractor participation requirement described above and/or the following:

1. 5% bid discount for SLBEs/ELBEs.
2. A bid discount based on the amount of SLBE/ELBE utilization by a non SLBE/ELBE up to a maximum of 5%.

Bid discounts would not apply if the award to the SLBE/ELBE would result in a total contract cost of \$50,000 in excess of the low bid.

In the event of a tie bid between a discounted bidder and a non-discounted bidder, the discounted bidder will be awarded the contract.

II. Minor Public Works Projects

A. Contracts valued **over \$250,000 up to \$500,000 will be considered Minor Construction Projects** and will be awarded through a competitive bid process open only to City of San Diego certified SLBEs/ELBEs. Should no responsible bids received, these projects will be made available to all bidders and subject to requirements listed in "Major Public Works Projects" sections "A or B" above.

B. Contracts valued at \$250,000 and below will also be considered Minor Construction Projects and will be awarded through a competitive bid process open only to City of San Diego certified ELBEs unless there are less than two firms available at which it will be awarded through a competitive process open only to City of San Diego certified ELBEs SLBEs. Should no responsible bids be received, these projects will be made available to

all bidders and subject to requirements listed in "Major Public Works Projects" Section "B" above.

III. Mentor Protégé Program

A. The City's Mentor Protégé Program designed and approved in 1999 is incorporated into this Program. Mentors will be expected to assist their protégés with bidding on City projects. Examples of the types of assistance include but are not limited to: identifying potential city projects to submit bids, providing guidance and assistance with completing city required paperwork, providing feedback on bids submitted but not awarded, providing assistance, as needed, on city projects awarded and continue carrying-out the responsibilities delineated in the Mentor Protégé Program Performance Measurement section.

B. Protégés shall submit their Program application and signed participation agreement in lieu of the SLBE application to receive certification. Protégés will be certified for two years from the date of approval and must reapply through the normal process once the two year period has been satisfied.

IV. Contract Sizing and Delivery Methods

A. The City's Executive Team will review recommendations from the Goal Setting Committee for sizing and delivery methods for upcoming construction projects on at least an annual basis. Annual targets for sizing and delivery methods will be established and monitored with adjustments made as necessary.

V. Joint Ventures ("JV") – The City may allow for Joint Venture bid discounts on specific projects. Projects that allow for JV bid discounts will be designated in bid documents. A business that is bidding or competing for City contracts may partner with a certified SLBE or ELBE to compete for contracts as a joint venture. A joint venture must be between two entities with the same discipline or license as required by the City. Joint ventures will receive bid discounts depending on the SLBE or ELBE percentage of participation. To be eligible for a discount, a Joint Venture Agreement must be approved by the City's EOCP Manager at the time of bid submittal. The maximum allowable discount shall be 5%. The parties must agree to enter in the relationship for at least the life of the projects.

A. Joint Venture Agreements – A Joint Venture must submit a Joint Venture Management Plan and/or a Joint Venture Agreement at least two weeks prior to the bid due date. Copies of the JV applications are available upon request to the Equal Opportunity Contracting Program Manager. Each agreement or management plan must include, but not limited to the following:

1. Detailed explanation of the financial contribution for each partner;
2. List of personnel and equipment used by each partner;
3. Detailed breakdown of the responsibilities of each partner;

4. Explanation of how the profits and losses will be distributed;
5. Description of the bonding capacity of each partner; and
6. Management or incentive fees available for any one of the partners (if any).

B. Commercially Useful Functions Performed by Joint Venture Partners – Each JV partner must perform a “commercially useful function” as the term is defined herein. An SLBE or ELBE that relies on the resources and personnel of a non-SLBE or ELBE firm will not be deemed to perform a “commercially useful function”.

C. License Requirements – Each JV partner must possess licenses appropriate for the discipline for which a proposal is being submitted. If a joint venture is bidding on a single trade project, at the time of bid submittal, each joint venture partner must possess the requisite specialty license for that trade bid.

D. Delineation of Work – The SLBE or ELBE partner must clearly define the portion of the work to be performed during the project. This work must be of the similar type of work the SLBE or ELBE partner performs in the normal course of its business. The Joint Venture Participation Form must specify the project bid items to be performed by each individual joint venture partner. Lump sum joint venture participation is not acceptable.

E. Responsibilities of the SLBE or ELBE Joint Venture Partner

1. The SLBE or ELBE partner must share in the control, management responsibilities, risks and profits of the joint venture in proportion with the level of participation in the project.
2. The SLBE or ELBE partner must perform work that is commensurate with its experience.
3. The SLBE or ELBE partner must use its own employees and equipment to perform its portion of the project.
4. For construction contracts only, the joint venture as a whole, must perform bid item work that equals or exceeds twenty-five percent (25%) of the total value of the contract, excluding the cost of manufactured items, in order to be eligible for a joint venture discount.

VI. Bonding and Insurance

A. The City, at its discretion, may consider exceptions to its bonding, and/or insurance requirements depending on the type of contract and whether the City determines that the bonding and/or insurance requirements would deny the SLBE/ELBE an opportunity to perform the contract which the SLBE/ELBE has shown itself otherwise capable of performing. The City may also consider Owner and/or Contractor Controlled Insurance and Bonding Programs on specific projects when feasible. Decisions regarding these options will require the City's Executive Team approval.

B. The City may also partner with other Agencies/Organizations to provide bonding and/or insurance assistance to SLBE/ELBEs.

VII. Waivers

A. The intent of this program shall be to maximize the opportunity for SLBE/ELBE prime and subcontract participation, to enhance contractor availability and to promote greater capacity development and competition in the construction industry. Accordingly, Equal Opportunity Contracting Program, in consultation with the City department issuing the bid, shall only consider issuing formal waivers of mandatory subcontracting goals on this program on a limited contract-by-contract basis when one or more of the following conditions is present:

1. Based upon an historical analysis of contracts of a similar size and industry type, there are no significant opportunities for subcontractors to perform a commercially useful function on this contract;
2. Based upon an analysis of prior City contracts of a similar nature and current availability data, there are no subcontractors available to perform a portion of the work and/or;
3. Based upon an historical analysis of contracts of a similar size and industry type, the nature of available subcontract opportunities will lead to gross inefficiencies that will significantly and adversely affect the overall cost of the project.

Final decisions regarding the applicability of this program to a contract shall rest with EOCP. In the event EOCP issues a waiver of this program's application to a given contract, that program waiver and the basis for the waiver shall be clearly stated in the bid documents. Moreover, the EOCP Manager shall prepare a justification memorandum that explains the basis and factual findings supporting that waiver decision. Program waiver justification memoranda shall be approved by the Administration Department Director and reported to the Mayor and the members of the City Council on a quarterly basis.

PROGRAM ELEMENTS – CONSULTANT CONTRACTS

I. Request for Proposal (RFP) Language

A. All request for proposals shall include a requirement for all proposers to specifically demonstrate their commitment to diversity.

II. Voluntary Goals

A. Professional services contracts valued at over \$50,000 shall have a 20% voluntary SLBE/ELBE participation goal. Preference points will be awarded based on the participation levels of SLBE/ELBE included in proposals. Preference points will only be applied to proposers that achieve a "qualified"/"acceptable" status or above in interview/selection process.

B. Preference Points - A maximum of 10 preference points can be earned for including SLBEs/ELBEs as sub-consultants. Points will be awarded as follows:

1. 20% participation – 5 points
2. 25% participation – 10 points

C. SLBE/ELBEs will earn 12 points as a prime consultant

II. Minor Consultant/Services Program

A. The City may establish a Minor Consultant/Services Program similar in concept to its Minor Construction Program. The Assistant Chief Operating Officer, Administration Department Director, Equal Opportunity Contracting Program Manager, Purchasing Department Director and Public Works Deputy Chief may select certain contracts with a total project value of \$500,000 or less to be awarded through a competitive proposal process open only to City of San Diego certified SLBEs/ELBEs.

B. Consideration may be given to whether or not there are at least three firms available to propose on the project as a condition of selecting a project.

PROGRAM ELEMENTS – GOODS & SERVICES

I. Voluntary Goals

A. All goods and services contracts valued at over \$50,000 shall have a 20% voluntary SLBE/ELBE participation goal. Preference points will be awarded based on the participation levels of SLBE/ELBE included in proposals.

II. Bid Discounts

A. For all goods and service contracts valued at over \$50,000, the City shall apply a 2% bid discount for either: 1). SLBE/ELBE prime contractors or 2). Prime contractors meeting the 20% voluntary SLBE/ELBE goal.

B. The discount will not apply if the award to the discounted bidder would result in a total contract cost of \$10,000 in excess of the low, non-discounted bidder.

**PROGRAM ELEMENTS – STRATEGIC ECONOMIC DEVELOPMENT
PARTNERSHIPS (OFFICE OF SMALL BUSINESS, ECONOMIC
DEVELOPMENT, CDBG OFFICE)**

I. Small and Disadvantaged Business Pilot

A. The Office of Small Business will provide the following services to Local Small, Emerging and/or Disadvantaged Businesses as a pilot through fiscal year 2010 at which time the program will be evaluated and a determination made regarding the services,

funding level, and effectiveness. The following services will be provided in this initial phase:

1. Outreach to local small, emerging and disadvantaged businesses.
2. Evaluation of business competencies.
3. Technical assistance to address gaps in competencies.
4. Referrals to Minor Construction/Mentor Protégé Programs and certification services.

PROGRAM ELEMENTS - COMPLIANCE

I. Maintaining Participation Levels

A. Credit and/or preference points are earned based on the level of participation proposed prior to the award of a contract. Once a project begins, it is important to achieve and maintain the SLBE/ELBE participation levels for which credit/preference points were earned. Prime contractors and consultants must maintain the SLBE/ELBE percentages indicated at the time of contract award and throughout the term of the contract.

B. Should the City modify the original scope of work, the prime contractor or consultant must make reasonable efforts to maintain the SLBE/ELBE participation for which credit/preference points were earned. If participation levels must be reduced, approval must be received from the EOCP Manager prior to making changes.

C. Prime Contractors are required to notify and obtain written approval from the EOCP Manager in advance of any reduction in subcontract scope, termination, or substitution for a designated SLBE/ELBE subcontractor. Failure to do so shall constitute a material breach of its contract with the City.

D. Should the prime contractor or consultant fail to maintain the SLBE/ELBE participation listed at the time the contract is awarded, and has not received prior approval from the Equal Opportunity Contracting Program Manager, the City may seek any and all remedies available under law, which may include contract suspension, termination, and/or debarment, upon approval by the Mayor and/or his designee.

E. Submission of Final Summary Report – Prime Contractors and consultants must submit a Final Summary Report including all subcontracting/subconsulting activity during the project to City of San Diego within fifteen (15) calendar days after Final Inspection of contract work, or for consultants, at the time of submittal of final deliverables. Failure to comply may result in assessment of liquidated damages or withholding of retention. Within 10 business days of submission, EOCP shall be required to review and verify one hundred percent (100%) of subcontract participation reported in the Final Summary Reports prior to approval and release of final retainage to the prime contractors. In the event such withheld retainage includes sums that are due to

subcontractors for successfully completed work, EOCP may authorize direct payment by the City of that portion of the withheld retainage directly to the subcontractors.
NOTE: EOCP will only authorize direct payment to subcontractors if no other remedial measures are effective, and in consultation with the City Attorney.

F. California subcontractor substitution laws apply to this program.

PROGRAM ELEMENTS - SLBE PROGRAM PERFORMANCE REVIEW

A. The Administration Department Director or designee shall monitor the implementation of this Policy and the progress of this Program. On at least an annual basis, the Administration Department Director or designee shall report to the Mayor and City Council on the goals established and the progress of achieving the goals for awards to certified SLBE firms, if any goals change, provide an explanation for the change, reporting both dollars awarded and expended. In addition, the Administration Department Director or designee shall annually report on the progress in achieving the stated Program Objectives, including, but not limited to, enhancing competition, establishing and building new business capacity, and removing barriers to and eliminating disparities in the utilization of available minority business enterprises and women business enterprises on City contracts.

B. The City shall periodically review the SLBE Program to determine whether the various contracting procedures used to enhance SLBE contract participation need to be adjusted or used more or less aggressively in future years to achieve the stated Program Objectives. The Mayor may conduct a public hearing at least once every two years in order to solicit public comments on the Program.

C. Independent Audit - EOCP shall maintain contract files that contain good faith documentation and Final Summary Reports submitted by all bidders for a minimum of three years after the close of each contract. The City's Independent Auditor or some other independent body or auditing firm identified by EOCP shall conduct periodic audits of the overall operation the program and the good faith documentation, as submitted, in no less than twenty-five percent (25%) of the construction contracts issued. These audits may include:

1. Verification of documentation reflecting bidders' good faith efforts.
2. Verification of the SLBE/ELBE certification process.
3. Verification of dollar payments to subcontractors and percentage subcontract participation as represented by bidders in Final Summary Report forms.
4. A review and summary of program waivers and the adequacy of justifications provided by EOCP for such waivers.
5. A review of EOCP implementation and compliance with the Small Local Business Enterprise Program standards and procedures.

6. A cost-benefit analysis of the bid discounts, minor construction projects including an assessment of administrative costs to the City, bidder compliance costs, and an assessment of the level of subcontract participation with and without application of the program, and recommendations regarding program amendments, program continuation, or program termination.

Findings from these audits shall be reported to EOCP, the Mayor and the City Council. To the extent any discrepancies appear regarding submitted bidder documentation, the findings of the Auditor shall be referred to EOCP for the appropriate enforcement actions for falsification and fraud.

- D. Conduct and report results of a Performance Audit within 18 months of initial City Council approval of the SLBE Ordinance.

ELIGIBILITY FOR THE SLBE PROGRAM

A. For the purpose of this program, a firm will be certified as an ***Emerging and Local Business Enterprise (ELBE)*** with the EOC Office upon its submission of a completed certification form (SLBE/ELBE Form-R), supporting documentation, and a signed affidavit stating that it meets all of the ELBE eligibility criteria as set forth below:

1. is not a broker, and is an independently owned and operated for profit business concern that is not a subsidiary of another business; and that is not dominant in its field of operation and is performing a commercially useful function;
2. whose average gross annual receipts in the prior three fiscal years do not exceed:

\$2.75 million - Construction
\$1.5million - Specialty Construction
\$1.5million – Goods/Materials/Services
\$ 1.0 million – Trucking
\$ 750,000 – Professional Services and Architect/Engineering

If a business has not existed for 3 years, the gross sales limits described above shall be applied based upon the annual averages over the course of the existence of the business. This definition is subsumed within the definition of Emerging Local Business Enterprises.

B. For the purpose of this program, a firm will be certified as a ***Small and Local Business Enterprise (SLBE)*** with the EOC Office upon its submission of a completed certification form (SLBE/ELBE Form-R), supporting documentation, and a signed affidavit stating that it meets all of the SLBE eligibility criteria as set forth below:

1. is not a broker, and is an independently owned and operated for profit business concern that is not a subsidiary of another business; and that is not

dominant in its field of operation and is performing a commercially useful function;

2. whose average gross annual receipts in the prior three fiscal years do not exceed:

- \$5.0 million - Construction
- \$3.0 million - Specialty Construction
- \$3.0 million - Goods/Materials/Services
- \$2.0 million - Trucking
- \$1.5 million - Professional Services and Architect/Engineering

California State certified Micro and Disabled Veteran Owned business enterprises shall also satisfy the requirements to be defined as a Small Business Enterprise.

If a business has not existed for 3 years, the employment and gross sales limits described above shall be applied based upon the annual averages over the course of the existence of the business

The following are subsumed within the definition of Small and/or Emerging Local Business Enterprises:

- 3. Is a Local Business Enterprise as defined by this Policy with a principal place of business and significant employment presence in the City and/or County of San Diego, California; and
- 4. The business has been in operation for 12 consecutive months.

C. Upon receipt of SLBE/ELBE certification or re-certification applications, the EOC Program Manager or designated EOC staff shall review all enclosed forms affidavits and documentation to make a prima facie determination as to whether the applicant satisfies the SLBE/ELBE eligibility requirements as set forth in this policy. Applicants determined ineligible to participate as a SLBE/ELBE shall receive a letter from the EOC Program Manager stating the basis for the denial of eligibility. Applicants determined ineligible shall not be eligible to submit a new application for one year after the date of the notice of denial of eligibility.

D. Applicants determined eligible to participate in the SLBE program shall submit a completed re-certification form (SLBE-R) every two years to the EOC Office for review and continued certification. However, upon application for re-certification, an SLBE/ELBE firm must be an independently owned and operated business concern, and maintain a Principal Place of Business and Significant Employment Presence in the City and/or County of San Diego in accordance with Section V. "Eligibility for the SLBE Program" of this Policy.

E. In the course of considering the certification or re-certification status of any SLBE/ELBE firm, the EOC Program Manager or his or her designees shall periodically conduct audits and inspect the office, job site, records, and documents of the firm, and shall interview the firm's employees, subcontractors, and vendors as reasonably necessary to ensure that all eligibility standards are satisfied and that the integrity of the SLBE Program is maintained.

RECERTIFICATION CRITERIA

A. SLBE/ELBEs will be certified for a two year period at which time they will be required to reapply. To qualify for recertification, SLBEs/ELBEs must meet all eligibility standards

B. A bidder may not count towards its SLBE/ELBE participation the amount subcontracted to an SLBE/ELBE firm that is not certified with the City.

C. An SLBE/ELBE firm may have its SLBE eligibility permanently revoked by the EOC Program Manager if it fails to perform a Commercially Useful Function under a contract, or if it allows its SLBE/ELBE status to be fraudulently used for the benefit of a non-SLBE firm or the owners of a non-SLBE firm so as to provide the non-SLBE firm or firm owners benefits from the Program for which the non-SLBE firm and its owners would not otherwise be entitled.

D. The EOC Program Manager shall provide written notice to the SLBE/ELBE firm whose certification has been revoked and therein state the reasons for such graduation or suspension.

APPEALS

A business concern that is denied eligibility as an SLBE/ELBE, or who has its eligibility revoked, or who has been denied a waiver request can appeal the decision to the Director of Administration. A written notice of appeal must be received by the Director of Administration within 15 days of the date of the decision. Upon receipt of a timely notice of appeal, the Director of Administration, or designee (other than the EOC Program Manager), shall conduct a hearing. The decision of the Director of Administration, or designee, shall be the final decision of the City.

CITY OF SAN DIEGO
Equal Opportunity Contracting
Director's Program Update for Citizens Equal Opportunity Commission
February 3, 2010

Small Local Business Enterprise Program Proposal

- Approved and adopted by Mayor and Council
- Effective July, 2010
- Draft application for certification and associated documents complete – will release next week
- CEOC to host certification workshop????

Contract Compliance Software Package

- Weekly conference calls and data sharing
- 2 day configuration workshop scheduled 2/04 and 2/05
- Modules purchased: vendor management, contract management labor management, payment compliance, certification management to be added at a later date.
- CEOC Demonstration can be scheduled

Internal Audit

- Independent Auditor conducting audit on SCOPE as requested
- Entrance Conference held 05/01/09
- Ongoing- anticipate completion 12/09 – delayed by Auditor new date unknown

Labor Compliance

- Program Manual approved by California DIR 12/29/09
- Weekly staff meetings to review projects, site visits, etc.
- 1 Staff member attended training at Airport Authority
- Additional refresher training held mid-December

Upcoming Caltrans Project – Mandatory Prebid 12/04

- Otay Truck Route Widening Phase 3
 - 7.5% Underutilized DBE Race Conscious Goal
 - 3.8 % DBE Race Neutral Goal
- Bids in and under review

SBA Agreement

- Bonding workshop held - 12/11 (small venue to conduct needs assessment, included SBA, Purchasing & Contracting, EOCP, Surety and cash management vendor).
- Larger workshop held January 29, 2010 – @ 80 individuals attended.
- Additional workshops requested by attendees to address how to bid on City projects (step-by-step)

New Website

- In collaboration with Engineering & Capital Projects, we launched a new Web site that will help small contractors take advantage of business opportunities on city public works projects. The Web site is specifically aimed at reaching San Diego contractors for jobs under \$1 million.



DRAFT

THE CITY OF SAN DIEGO

DRAFT

City of San Diego Small Local Business Enterprise Program Certification

The City of San Diego provides a Small Local Business Enterprise Program to encourage greater availability, capacity development and contract participation by Small Local Business Enterprises ("SLBEs") and Emerging Local Business Enterprises ("ELBEs") in City contracts.

The City of San Diego's certification program, governed by the San Diego Municipal Code Chapter 2, Article 2, Division 36, sections 22.3601 through 22.3621, certifies both Small Local Business Enterprises and Emerging Local Business Enterprises. *In order to obtain certification, an entity must meet the definitions of both the size (small/emerging) and location (San Diego County).*

Definitions

Emerging Business Enterprise (EBE) – Any for-profit enterprise that is not a broker, is independently owned and operated; is not a subsidiary of another business, is not dominant in its field of operation and whose average gross annual receipts in the prior three fiscal years do not exceed:

- \$2.75 million - Construction
- \$1.5million - Specialty Construction
- \$1.5million – Goods/Materials/Services
- \$ 1.0 million – Trucking
- \$ 750,000 – Professional Services and Architect/Engineering

If a business has not existed for 3 years, the gross sales limits described above shall be applied based upon the annual averages over the course of the existence of the business. This definition is subsumed within the definition of Emerging Local Business Enterprises.

Emerging Local Business Enterprise (ELBE) – A Local Business Enterprise that is also an Emerging Business Enterprise.

Local Business Enterprise (LBE) - A firm having a Principal Place of Business and a Significant Employment Presence in San Diego City or County, California that has been in full operation for 12 consecutive months and possesses a valid business tax certificate. This definition is subsumed within the definition of Small Local Business Enterprise.

Small Business Enterprise (SBE) - Any for-profit enterprise that is not a broker, is independently owned and operated; is not a subsidiary of another business, is not dominant in its field of operation and whose average gross annual receipts in the prior three fiscal years do not exceed:

\$5.0 million - Construction
\$3.0 million - Specialty Construction
\$3.0 million - Goods/Materials/Services
\$2.0 million - Trucking
\$1.5 million - Professional Services and Architect/Engineering

California State certified Micro and Disabled Veteran Owned business enterprises shall also satisfy the requirements to be defined as a Small Business Enterprise.

If a business has not existed for 3 years, the employment and gross sales limits described above shall be applied based upon the annual averages over the course of the existence of the business. This definition is subsumed within the definition of Small Local Business Enterprises.

Small Local Business Enterprise (SLBE) -A Local Business Enterprise that is also a Small Business Enterprise.

Why should I get certified as an SLBE/ELBE?

Certification as a small local and/or emerging local business enterprise affords the business and the prime contractor advantages under the City's contracting policies. These advantages include but are not limited to: bid discounts (2% goods and services¹; 5% construction²; preference points for proposers); achievement of contract-by-contract goals³; restricted competition⁴; and technical assistance for SLBEs/ELBEs. Complete program details are available at www.sandiego.gov under "Business".

How do I get certified?

Download an application located at www.sandiego.gov under "Business" and mail or hand deliver it with the required documents to:

City of San Diego
SLBE Program Certification
202 "C" Street, Mail Station 9A
San Diego, CA 92101

How long is the certification valid?

An SLBE/ELBE certification is valid for two years.

¹ Contracts valued over \$50,000

² Contracts valued over \$500,000 and under \$1million

³ Construction contracts valued at \$1 million and above


⁴ Construction contracts valued at \$500,000 and below - Consultants, TBD



City Of San Diego
COUNCILMEMBER MARTI EMERALD
DISTRICT SEVEN

MEMORANDUM

REF: M-09-10-02

DATE: October 6, 2009
TO: Council President and Rules Committee Chair Ben Hueso
FROM: Councilmember Marti Emerald 
SUBJECT: Energy Efficiency Health and Safety Standards

We are facing an incredibly difficult economic reality and one of the primary drivers of recovery for our city will be infrastructure investment. In FY 2010, the City is projected to spend over \$400 million in public works and capital improvement projects. Federal stimulus dollars in addition to California bond measures will provide increased funding opportunities for these projects.

Despite the many challenges facing our City, we have an opportunity to utilize San Diego's apprenticeship programs and the skills and training of our local mechanical workforce.

While creating green collar careers for San Diegans, and stimulating our economic recovery, we can ensure quality construction, maximize energy savings, and guarantee return on our investment. More importantly, we can do this with no significant new costs to the City.

I am enclosing language which I believe will meet these goals and respectfully request the Rules Committee direct the City Attorney to prepare an ordinance for consideration by the City Council. I believe it is important to the future of our city, our citizens, and our economic development to ensure that all of our capital projects achieve higher standards in health and safety, energy efficiency, and job opportunities for San Diego.

ME/ch

cc: Honorable Members of the Rules Committee

§ 22.3106 Energy Efficiency, Health and Safety Standards

Although portions of the below language comprise existing State law which the City currently abides by, it is important during these economic times to stress how essential it is that sub-contractors hold the correct license with which to perform work for the City.

- (b) All *public works contracts* that includes any work listed below done as a part of any construction, improvement, or enhancement must be performed by a contractor possessing the appropriate license issued by the Contractors State License Board:
- (1) electrical work covered by the National Electrical Code performed by a C-10 licensed contractor, that provides verification of employing California certified electricians, or for low-voltage communications systems, a C-7 licensed contractor;
 - (2) reinforcing steel, structural steel, and ornamental metal work performed by a C-50, C-51 and / or C-23 license;
 - (3) landscape irrigation fitting performed by a C-27 licensed contractor;
 - (4) fire sprinkler fitting performed by a C-16 licensed contractor;
 - (5) installation of insulating media and preformed architectural acoustic materials for temperature and / or sound control performed by a C-2 licensed contractor. Any worker involved in asbestos removal must be a certified asbestos removal supervisor or a certified asbestos removal worker in accordance CalOSHA guidelines. Certified asbestos workers and supervisors must have also passed a respirator certification exam by OSHA.
 - (6) plumbing and pipefitting work, and plumbing repair performed by a contractor possessing a C-36 and /or C-38, C-34, C-4 license (additional licenses may include C-46 for solar water systems, or C-55 for water conditioning);

- (7) sheet-metal work performed by a C-43 licensed contractor and/ or a C-20 license (for HVAC systems);
 - (8) conveyance work done as a part of any construction, improvement, or enhancement or service performed by a C-11 licensed contractor that employs Certified Competent Conveyance Mechanic workers certified by the Division of Occupational Safety and Health; All conveyance contractors must have a Division of Occupational Safety and Health CQCC license.
- (a) For all *public works contracts* over \$25,000, the City Manager shall ensure that the following requirements are met:
- (1) functional testing under Title 24 of all energy systems to correct all performance deficiencies, and verify acceptance requirements to ensure all specified systems and equipment conform to the required performance criteria;
 - (2) minimum of 70 percent of all journeymen for work performed in Section 22.3106(b) shall be graduates of an apprenticeship program approved by the California Division of Apprenticeship Standards in the appropriate craft;
 - (3) minimum of 20 percent of jobsite workers for each craft for work performed in Section 22.3106(b) shall be OSHA 10-hour General Industry Safety & Health Certified;
 - (4) at least one jobsite worker for each craft for work performed in Section 22.3106(b) shall be OSHA 30-hour General Industry Safety & Health Certified;

- (c) Requests for Proposals and all other bid solicitations shall list the requirements in Section 22.3106(a)-(b).

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: October 13, 2009

TO: Honorable Chair and Members, San Diego City Council Rules Committee

FROM: David Jarrell, Deputy Chief Operating Officer, Public Works

SUBJECT: Energy Efficiency Health and Safety Standards Recommendations

REF: (a) Councilmember Emerald's memorandum M-09-10-02 of October 6, 2009

In response to the recommendations in reference (a) addressing energy efficiency, health and safety standards for the City's public works construction projects, the following information is provided.

1. (b) Subcontractor licensing requirements

State law addresses in a comprehensive manner the licensing requirements for the construction trades. These State laws are listed in each and every invitation for bids (IFB) and request for proposals (RFP) issued by the City for construction projects. These IFB and RFP documents require compliance by the prime contractor with the applicable State laws. Section 2-3.4 of the City's contract documents addresses subcontractor requirements as follows: "The contractor shall require each sub consultant and subcontractor, to the extent of the work to be performed by such sub consultant and subcontractor, to assume towards the contractor all the obligations and responsibilities which the contractor by the contract documents assumes towards the city and shall incorporate the terms of this contract and the contract documents to the extent applicable to the work to be performed by the sub consultants and subcontractors. The contractor shall obtain or require that each subcontractor obtain insurance policies in accordance with 7-3, "liability insurance" which shall be kept in full force and effect during work on this project and for the duration of this contract. In any dispute between the contractor and the subcontractor, the city shall not be made a party to any judicial or administrative proceeding to resolve the dispute. The contractor agrees to defend and indemnify the city in accordance with 7-16, "indemnification and hold harmless agreement" in any dispute between the contractor and the subcontractor should the city be made a party to any judicial or administrative proceeding to resolve the dispute in violation of this provision."

Generally from a legal standpoint, the City does not intervene in the contractual relationship between the prime contractor and subcontractor unless there is a cause to believe that the prime contractor is not meeting the terms of the contract with the City. Therefore, it is essential that the prime contractor hold their subcontractors to the State

licensing laws that apply to all work performed under the City contract. To add subcontractor licensing requirements to a City ordinance is not recommended for two principal reasons: First, the requirement would be redundant to State licensing laws that are incorporated into City construction contracts. Second, the ordinance would circumvent the contractor-subcontractor contractual relationship by prescribing requirements directly to the subcontractor. Since the City has a contractual relationship only with the prime contractor, contractual requirements should not be imposed directly onto subcontractors by the City.

2. (a) (1) Functional testing of energy systems

Council Policy 900-14 encourages the construction of new facilities and the major renovation of existing facilities to include mechanical and electrical systems that achieve maximum energy efficiency achievable with current technology. Energy efficiency measures must be selected to achieve energy efficiencies at least 22.5% better than California's 2001 Title 24 standards. Currently, for new construction projects over 5,000 square feet, the City requires that the project achieve Silver LEED Certification, and that an independent, third party commissioning agent be hired to ensure that the energy modeling requirements are achieved. Similarly, for major renovation projects over 20,000 square feet, the Council Policy encourages that a commissioning agent be hired by the City to ensure that the energy modeling requirements are achieved. For both of these types of projects, upon completion of construction, the commissioning agent checks that the mechanical and electrical systems are performing to the approved design. To achieve LEED certification, the systems must be working correctly and commissioning information must be documented and submitted for final review by the U.S. Green Building Council. In addition, a Development Services Department Building Inspector inspects the mechanical and electrical systems to verify that the equipment was installed to meet existing building codes. The requirement for functional testing of building systems could be added to the City's construction contracts, but the testing would be redundant to the testing performed by the independent commissioning agent, and there would be an additional cost for the testing that contractors would add to their bids.

3. (a) (2) Apprenticeship program requirements for journeymen

There are many fine apprenticeship programs across the United States and throughout California. A small subset of these apprenticeship programs are approved by the California Division of Apprenticeship Standards. Journeymen trained under these other apprenticeship programs will not count toward the recommended 70 percent minimum on City contracts. Many of San Diego's finest journeyman craft workers were trained in programs that were not approved by the California Division of Apprenticeship Standards.

This 70 percent provision for journeymen may effectively eliminate many otherwise fully qualified contractors from bidding on City projects. Open shop electrical and mechanical apprenticeship programs have been State approved for only a few years. Likewise, the State has not approved an open shop ironworker apprenticeship program in San Diego. All

journeymen who graduated from these non-State approved apprenticeship programs, although fully qualified and credentialed journeymen, would not be counted toward the recommended 70 percent minimum. Due to this, competition for some projects may be restricted to union contractors, which would increase construction costs.

4. (a) (3) and (4) OSHA General Industry Safety & Health certification

Federal OSHA and Cal OSHA health and safety standards are incorporated in all of the City's construction contracts. The City's construction contracts hold the prime contractor, not the City, responsible for site safety. Anything related to safety observed by the City's field engineering staff is brought to the contractor's attention immediately. Health and safety requirements, including the number or percent of workers certified via the OSHA 10-hour or 30-hour General Industry Safety & Health training, should be left to Federal OSHA and Cal OSHA.

The City of San Diego has a superior safety record on its capital projects. Despite a recent Rules Committee presentation that seemed to imply that electrical accidents were common on City of San Diego projects, the City's actual safety record is much better than other programs of similar size. All of the City's safety incidents over the last five years are listed in the below table. Please note that the City has not experienced any electrical accidents over the last five years.

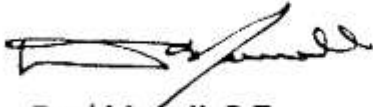
Incident Date	Description	Project	General Contractor
10/31/2006	Lost-time accident. Employee was off work for several weeks. Cal-OSHA did not issue a violation. No further details available.	Miramar Water Treatment Plant, Contract A	Western Summit Constructors, Inc.
11/22/2006	Broken leg. Worker fell into an open sewer manhole while working on the manhole ring.	Sorrento Valley Trunk Sewer / SPS No. 89	HPS Mechanical, Inc.
4/13/2007	Fatality. Worker on an AC paving project was hit by a truck carrying asphalt.	Asphalt Overlay, Group I, FY 2007	SRM Contracting & Paving
2/13/2009	Dislocated shoulder. Worker in a trench with a trench shield was hit by falling soil.	Sewer & Water Group 684A	Orion Construction, Inc.

In summary, the recommended energy efficiency, health and safety ordinance would:

- be duplicative of existing State licensing laws that are incorporated in City construction contracts.
- require contractors to perform functional testing of building systems that are currently checked by independent, third party commissioning agents, at an increased cost.

CITIZEN'S EQUAL OPPORTUNITY COMMISSION
Minutes from February 3, 2010

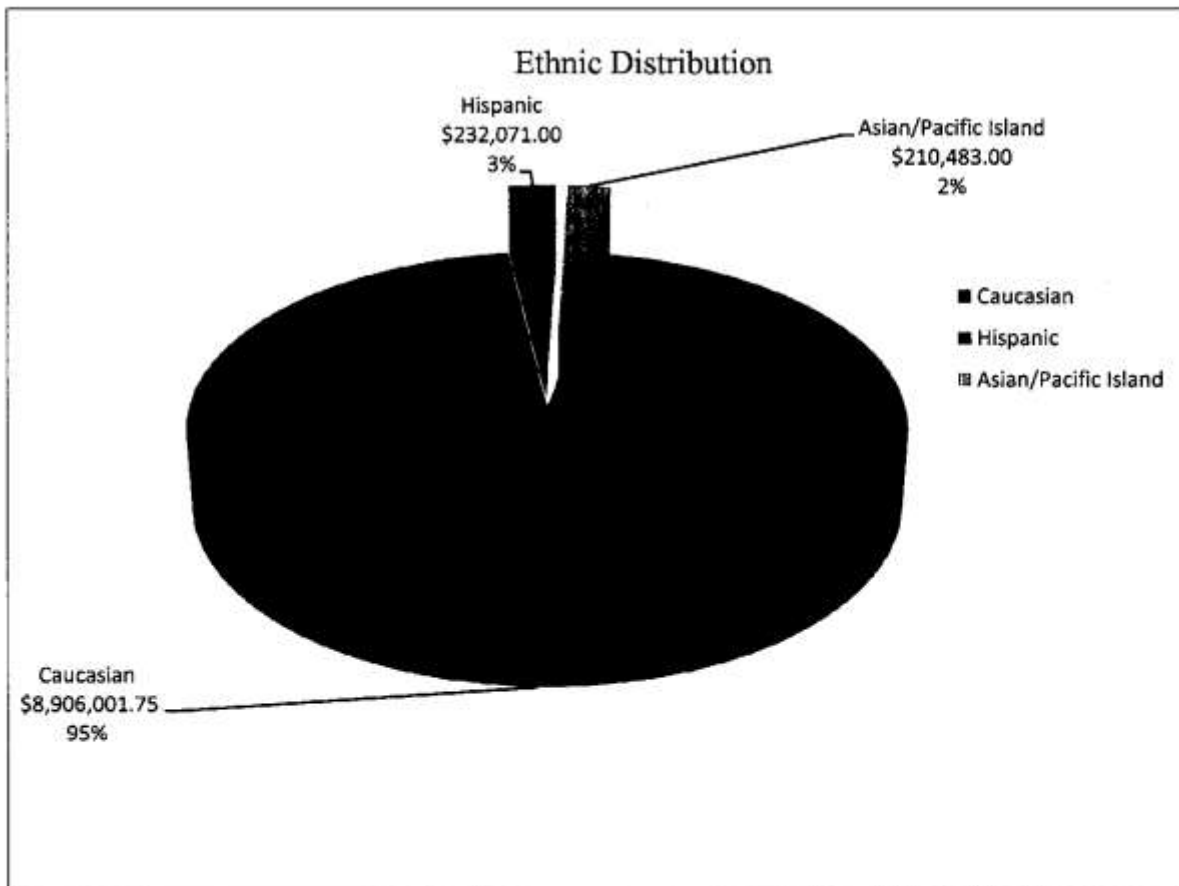
- potentially restrict competition by eliminating contractors with fully qualified, credentialed journeymen who were not graduates of an apprenticeship program approved by the California Division of Apprenticeship Standards.
- prescribe health and safety requirements that are generally better evaluated and imposed by Federal OSHA and Cal OSHA.



David Jarrell, P.E.
Deputy Chief Operating Officer
Public Works

Copy to:
Jay Goldstone, Chief Operating Officer
Andrea Tevlin, Independent Budget Analyst

REVISION #1 OF THE DECEMBER CONTRACT AWARDS





REPORT TO CITIZENS EQUAL OPPORTUNITY COMMISSION

DATE: February 3, 2010
TO: CEOC Chair and Commissioners
FROM: Terrell Breaux, Equal Opportunity Contracting
SUBJECT: Construction and Consultant contracting activities for January 2010

- 1) 1 construction contract was awarded for the month of January. See spreadsheet
- 2) 1 Consultant contract issued - City funded.
MPE Consulting, not certified,
Talmadge Lighting Site Investigation, \$4,500
Subs:
None

Number of SCOPE contracts closed-out and number of Final Summary Reports received in last 30 days.

No SCOPE contracts closed. Three (3) Final Summary Reports reviewed and verification of payments conducted. One possible infraction of an illegal substitution was discovered.

- 3) A brief description of any waivers issued or complaints files by firms or individuals doing business with The City of San Diego.
None
- 4) A brief, general summary of any compliance violations found by staff during EOC's routine monitoring activities.

Two site visits made for January with possible violations found. One visit was completed with no violations found. The other visit uncovered possible violations of the Prevailing Wage law.

CITIZEN'S EQUAL OPPORTUNITY COMMISSION
Minutes from February 3, 2010

JANUARY 2010 AWARDED CONSTRUCTION CONTRACTS

[illegible]